# News of the Real Estate World

## HEIGHTS TO HAVE TWO MORE FLATS The Leasing Market Shows

Big Plot for House; Plans Filed for Another.

erection of a six story apartment house. 50x100, on the south side of West 156th street, 225 feet east of Broadway. by the Ahisim Realty Company. The house will have sultes of from three to four rooms and will accommodate thirty families. The facade will be of tapestry brick and limestone, and according to Gronenberg & Leuchtag, architects, the operation will cost \$120,000.

Itories high.

The two story building with stores.
25.3x160, at 409 Central Park West.
South of 191st street, has been purchased by the newly formed 409 Central
Park West. Company, having for directors W. H. and F. Burglian and S.
Dorbadian. Nathan S. Zucker, attorney,
represented the new company. Operators Resell Harlem House.

the west-y-one year leasened overing the northwest corner of Washington and Dey streets, opposite the Globe Building. The building was recently remodelled and moderized and has been used for fifteen years. The new owner, the G. Boldy Construction Company, will alter it for business. G. Tuoti & Cowere the brokers.

Manhattan Wransfer Deals.

M. Morgenthau, Jw., Company, agents for the estate of James A. Mahony, have sold to Charles Levy, represented by Joseph P. Day, the southwest corflections of Washington and Dey streets, opposite the Globe Building. The building was recently remodelled and moderized and has been used for offices, Herman A, Brand was the attorney in the transaction.

S. M. Hirsch & Co. leased 7,500 square feet in 131 West Thirty-fifth street to feet in 132 Washington was recently remodelled and moderized and has been used for offices, Herman A, Brand was the attorney in the transaction.

S. M. Hirsch & Co. leased 7,500 square feet, to Comlett-Preiss, Inc. The above leases total \$150,000.

Cushman & Wakefield, Inc., leased offices in 52 Vanderbilt avenue to the Fielschmann Company, manufacturers of Fielschmann Company, manufacturers of the northwest corner of Washington and Dey streets, opposite the Globe Building. The building was recently remodelled and moderized and has been used for offices, Herman A, Brand was the attorney in the transaction.

S. M. Hirsch & Co. leased 7,500 square feet, to Comlett-Preiss, Inc. The show leases total \$150,000.

Cushman & Wakefield, Inc., leased offices in 52 Vanderbilt avenue to the Fielschmann Company, manufacturers of the northwest corner of Washington and Dey Streets, opposite the Globe Building. The building the northwest corner of Washington and Deptition and Deptition and Device Recently remodelled and maderized and has been used for offices, Herman A, Br

erty-fifth street.

Harry M. Greenberg sold to Mendel Inger two four story tenements, 40.10x 0, at the northwest corner of Second venue and 199th street.

Sophie Gecker sold to Samuel Rudes four story store tenement, 25x75, at 1 Pitt street.

M. Pregenzer sold to Leatham Me-y two four story tenements with 19, 50x92, at 425 and 427 West Sev-

A. Padden, architect.

### Plan Spring Sale in Yonkers,

The M. Morgenthau, Jr., Company and aseph P. Day announce that the onkers property of the Mahony estate. which was withdrawn at a recent sale, will be staked out in separate lots and offered at public auction in Yonkers early next spring. It was the eriginal intention of the estate to sell this in large blocks, but the many inquiries received from individual home builders for small plots convinced them that this was inadvisable.

### RICHMOND RESIDENCE BOUGHT FOR CONVENT

tute of Mission Helpers of New York to be used as a convent for the sisters.

Moffatt & Schwab sold for Ruth Moffatt & Schwab sold for Ruth Grace Sissenere the property at 119 St. Mark's place, extending through to Carroll place, New Brighton, to Ralph B. Van Wormer, who will occupy.

### NEW SUMMER COLONY TO HAVE GOLF COURSE

A newly organized corporation has purchased a tract of about 350 acres at Croton Point in the town of Croton-on-the-Hudson and according to announce-ments made yesterday it will develop

of the Methodist Episcopal Church, has purchased a Garden apartment in 77 Twenty-eighth street, Jackson Heights, M. Morgenthau, Jr., Company have sold in their country club district development on the Merrick road, Jamalca, four lots on 174th street, between Central avenue and 115th avenue, to J. D. Cael, and two lots on 175d street in the same block to H. Miller, who will immediately improve with a two slory and basement cottage for his ewn occupancy from plans of H. G. Jeffrey, Jr., architect.

Marked Improvement.

ing, at Fifty-seventh street and Broad way. The executive offices of the Kolb Building Company, builders of ready-

housed in the Fisk Building

The Jenckes Spinning Company of Pawtucket, R. I., also have leased space in the Fisk Building for their New York offices. Other Fisk Building offices have through Cross & Brown

families. The facade will be of tapestry brick and limestone, and according to Gronenberg & Leuchtag, architects, the operation will cost \$120.000.

Business Property Sales.

Reyvan Realty Company, Inc., sold to Isidore Cahn the three loft buildings at 206 Spring street and 44 and 46 Renwick street, on plot 20x75. The properties were recently bought by the Reyvan Realty Company from the Allen Property Custodian. They are two and three Stories high. ham Seril; loft 21 and 23 west Fourth street to Greenberg & Rockmill; space in 321 Broadway to Theodore Mayer & Co.; a floor in 57 Leonard street to Magee-Laffin Company, Inc.; space in 57 Leonard street to Magee-Laffin Company, and space in 350 Broadway to Orville C, Wainwright & Co.

Jacob Spero purchased from the Wolf & Yavno Construction Company the twenty-one year leasehold covering the northwest corner of Washington and Dev streets approximation.

m. & L. Hess, Inc., have leased the sixth floor in 329 Fourth avenue to the Allen Company: for William Hollins & Co. the fourth flour in 432 Fourth avenue to the Phoenix Knitting Works: second floor in 12 and 14 West Thirty-second street to M. Schiff & Brother. second street to M. Schiff & Brother, and tenth floor to Louis Dulberg & Co. Harold L. Welsh, representing Harry evy, subleased the front half of the loft

### Residential Lease.

ber 13, 1921, which tends to increase the

Dwight, Archibald & Perry, Inc., have been appointed agents for 40 West Twenty-eighth street by the new owners to whom they recently sold the property.

with seven stores, all leased, at the northeast corner of 170th street and Jerome avenue for investment. The property was held at \$75,000. The building fronts 113 feet on Jerome avenue and 100 feet on 170th street and is at the foot of the subway station stairs. Herman A. Brand was the attorney for

Henry Beckmann sold to Barnet Bernin the three story dwelling, 25x100, at a southwest corner of Union avenue November

to Benjamin Margoliee a three story dwelling, 18.11x90, at 1028 Trinity avenue.

A mortgage for \$30,000.000 in the form of gold bond issue has just been filed in the Register's office, made by the National City Bank to the United Electric Light and Power Company on the latter's property in Manhattan and The Bronx. The loan runs matter.

Charles S. Kohler, Inc., sold for C. H. J. Dilg to Ennis & Sinnott, operators, a five story apartment house at 511 EQUIPMENT REPAIRS TO WAIT.

West 184th street, 052100, containing five Helen Sweeny is the buyer of 238
East Seventy-fourth street; Joseph Helstein of 345 East 118th street, and John Finck of 221 East Eighty-ninth street and 531 West Fifty-second street, all sold recently.

Duval Company on premises at the northeast corner of Washington and West Twelfth streets.

Lewis H. May Company has opened a branch office on the railroad station plana at Cedarhurat, L. L., for the general transaction of real estate and interest aurance, under the management of Lawrence C. Shire.

CUSTOM HOUSE RECEIPTS.

Receipts for duties at the Custom House vesterday were \$396,860.10, of which \$215,083.96 was for merchandise withdrawn from bonded warehouses and \$681,770.14 for recent importations.

# SHIP VILLAGERS

Give Early Morning Cheer for Auctioneer Who Helped Them Keep Homes.

The hostile attitude shown by the tenclosed yesterday by the Kolb Building Fred Brown and Mandelbaum ants of the United States Shipping Board's houses at Fairview, near Camden, N. J., when Joseph P. Day, the aucproperties last Saturday, has vanished gradually, as the tenants have observed Harris & Maurice Mandelbaum and the efforts of Mr. Day to fayor those

street, on which a taxpayer will be erected; the plot, 100x100, at the northeast corner of Jerome avenue and Mount Eden street, a station corner; the plot, 40x100, on the west side of Walton avenue 50 feet north of 183d street, and the block front including the southeast corner of University avenue and Featherbed lane, having a frontage of 170 feet, The last named site is partially improved with a taxpayer, which will be razed to make way for an apartment. F. Deutsch negotiated all of the deals, Elsman, Levy, Corn & Lewine, attorneys, acting for the buyers.

Brown Bays Eighteen Lots.

## FILE MORE PLANS FOR

Plans for two more high apartment houses for Fifth avenue were filed yes terday. The E. H. Van Ingen estate will build a thirteen story structure at the of McClellan street, has purchased the adjoining northwest corner of those thoroughfares, a vacant site fronting 75 feet on the avenue and 100 feet on the street. On this newly acquired plot the company will erect a five story apartment containing eight stores. The houses pow hullding are without stores. street on a plot 39x100. Cross & Cross. MONEY TO LOAN AND WANTED \$400,000. M. D. Gerard plans to put up a thirteen story house at 1134 Fifth avenue, near Ninety-fifth street, on a plot 40x82. H. G. Wiseman, architect, estimates the cost at \$350,000. The Board of Estimate has passed an ordinance limiting the height of apart-

ordinance limiting the height of apart-ment houses between Sixty-second and Ninety-sixth streets to seventy-five feet, but the opponents of the zoning act say they comprise 25 per cent. of the prop-erty owners who are affected and that therefore the action of the board must be made unanimous. The claim has been referred to the City Engineer. On north of 178th street, 50x217x irregular.

L. J. Phillips & Co. sold for Henry H. Martin, Ascencion Elirodt and Josephine F. Manhony the lot on the east side of Southern Boulevard between Freeman street subway station and Jennings street, acquired originally by their parents at the disposal sale of the Vyse cestate twenty-eight years ago.

The same brokers sold for Anna E. Moffett the adjoining plot, similarly acquired twenty-eight years ago, to the Elsama Realty Holding Company, which upon taking title will improve the property with a modern commercial building.

P. S. Treacy has resold for A. D. Lesser a plot. 50x150, on the north side of 167th street SI feet east of Sedgwick avenue, Mr. Treacy recently sold the plot to Mr. Lesser, who had just taken title.

were consumed in November than in October, while consumption was 194,000 October, while consumption was 194,000 bales larger than in November a year ago. Active cotton spindles increased 2,687,000 over November last year, and 616,000 over October this year. Cotton consumed during November amounted to 525,610 bales of lint and 53,257 bales of linters, compared with 322,712 of lint and 34,827 of linters in November last year, the Census Bureau announced to-day.

to-day.

Cotton on hand November 30 in cor-Angel G. Del Abad sold to May Brandt a four story dwelling, 20x100, at 105
West Eighty-sixth street.

Pians Fine Home in Malba.

Malba Estates Corp. has sold through Champ & Dasey the block front at the Intersection of the Boulevard, Point Circle and North Drive at Malba on the Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Market Sound, L. I., to George Chase of Manhattan, who is erecting an Italian villawing the Mr. Simonson,

Other Bronx Transactions, Richard Dickson sold to Charles S. Levy for John C. Heintz and Jacob Siegel 3539 Third avenue, on lot 25x100, at three story business building and rear dwelling.

A. V. Amy & Co. sold for William F. Clare to J. Martin a three story two quarters at 616 Fifth avenue, but it is not going to rush into the matter and then find itself with lots of cash and no place to go. It is considering a no place to go. It is considering a property during the building famine who been and in public storated at three story business building and rear dwelling.

Cotton on An Italian Villawing establishments amounted to Siegel 3539 Third avenue, on lot 25x100, at these story business building and rear dwelling.

A. V. Amy & Co. sold for William F. Clare to J. Martin a three story twenty and the public storated welling.

A. V.

year, Cotton spindles active numbered 34,-387,008, compared with 31,700,014 in November last year.

Deputies to-night approved the Govern-ment's bank bill. The Conservatives, Democrats and Romanonists voted in

favor of the messure. The Spanish Government's bank bill provides for the extension of the privilege of the emission of paper money by the Bank of Spain for another twenty-five years, this bank being the sole institution of that nature in Spain or her possessions. The capital of the bank would be increased from 150.00.000

possessions. The capital of the bank would be increased from 150,000,000 posetas to 177,000,000 pesetas, and after five years further to 250,000,000 pesetas. In addition the bill provides for authorization on application for an increase in the paper circulation to a maximum of 6,000,000,000 pesetas. The bill provides for inspection of private banks by a banking commission appointed by the Government.

Few Railroads to Contract for Judge James A. Delehanty. It was held at \$500.00. The comprises a narrow neck of land which projects into the Hudson.

A. Simon has purchased, through the lalleran Agency, from the Ernest Sexaner estate the plot, 60x160 feet, on the south side of State street, on a particular to company on premises at the south side of State street, near passons avenue, Flushing.

George A. Holliday, associate comparisor for the Board of Foreign Missions of the Methodist Episcopal Church, has purchased a Garden apartment in 77 Twenty-eighth street, Jackson Heights

M. Morgenibas.

Judge James A. Delehanty, It was held at \$100,00. Real Estate Management Company and was held at \$100,00. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. The property shows an annual rental of about \$150,000. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. The property shows an annual rental of about \$150,000. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. The property shows an annual rental of about \$150,000. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. The property shows an annual rental of about \$150,000. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house, 50x100. Real Estate Management Company sold for Mrs. Bertha Rehifeld the six atory apartment house at 30 Mest 130,000 for the Moore atory sold for Mrs. Bertha Rehifeld the six atory apartment house at 30 Mest 130,000 for the Moore atory sold for Mrs. Bertha Rehifeld the six atory apartment house at 30 Mest 130,000 for the Moore atory apartment house at 30 Mest 130,000 for the Moore atory apartment house at 30 Mest 130,000 for the Moore atory apartment house at 30 Mest 130,000 for the Moore atory apartment house at 30 Mest 130,000 for the Moore atory a Work Pending Board's Decision.

# \$500,000 APARTMENT

The site at 40 to 50 Jones street, Jersey City, 155x100, has been acquired from Morris Boradman, by the Kiling-hoffer Shackter Realty Company for improvement with a twelve story elevalor apartment house to cost \$500,000 exclusive of the land. The Klinghoffer Schackter Company also purchased an abutting property at 411 and 413 Summit avenue from Charles Schraut and will erect a six story apartment costing about \$175,000.

Stilwell Realty Company sold for Mrs. Ella B. Andruss the old Peters homestead at Mamaroneck, N. Y., to Mrs. Emma Schoep of this city. The pur-

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

# PUBLIC AUCTION

Next Saturday, at 2 P. M. IN LARGE ENTRANCE HALL AT RESIDENCE

# THE FORMER RESIDENCE OF MR. SAMUEL G. BAYNE, PRESIDENT SEABOARD NATIONAL BANK, ON MAMARONECK AVENUE, BET. PURCHASE & WHITE PLAINS, WESTCHESTER COUNTY,

SEND FOR ILLUSTRATED BOOKLET.

### ARTHUR C. SHERIDAN MORGENTHAU JR.C.

Real Estate Auctioneer

Agent 206 BROADWAY, NEW. YORK

New Jersey-Sale or Rent.

JERE JOHNSON, JR., CO., Auctioneers, 193 Montague St., Brooklyn, N. Y. ARTHUR C. SHERIDAN, Real Est. Auction's

ON BOND AND MORTGAGE.

152 Broadway. Cort. 1328.

To lend permanently on small private dwellings or 2 family houses, within 25 miles of N. Y. City Hall-prefer-ably on new construction in Bronx, Westchester or Long Island. Prin-cipals only. 85 Liberty St., Room 1008.

Mortgage Loans SLAWSON&HOBBS

SECOND Mortgage money to loan promptly: quick answers. WALDORF, 15 Park Row, Suite 201-2-3-4.

CITY REAL ESTATE

F. & G. PFLOMM, REAL ESTATE,

# CROSS&BROWN

IA EAST 41ST ST. 407 BEOADWAY.

BUSINESS HESS PROPERTY

George B. Corsa, Real Estate
Sale or Least
10 East Forty-third Street. New York.

DOUGLAS L. ELLIMAN & CO. 15 East 49th St. Pinza 9206

Borough of Breeklyn-Sale or Rent.

Borough of Queens-Sale or Rent.

SPECIAL.

55,206 up. Detached cottage

HOMES Avn., RichTax exempt.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

Best Properties for Sale and Lease, WHEATLEY HILLS REAL ESTATE CORPORATION, 95 Liberty St., N. Y. Cort, 4657.

Two elevators, all improvements, Top floor exceptionally light, skylights, etc. RENTS \$2500 TO \$4500.

141-5 WOOSTER STREET.
Apply R. F. KILPATRICK.

135 Broadway. Phone Rector 7196. ASK MR. HALLERAN, FLUSHING, L. L. Real Estate Along the Great South Bay.

Robert E. Farley Organization

AND HOMES, Sale or Rent.

KENNETH IVES & CO.,
17 East 42d St. Murray Hill 6637. CHOICE NEW ROCHELLE HOMES. Successors to ALLAHOUGH & SON 26 North Av., New Rochelle, N. f. Tels. 997, 908 and 969.

CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Reatty Experts, 18 East 41st St. Murray Hill 9326. ISh Marvin Westchester County Prop

Connecticut-Sale or Rent. REAL E. B. LOCKWOOD

A. M. BOLES Round Beach, Ct. Tel. see. New Jersey-Sale or Rent.

Choice Dwellings 5th Av. WM E. DAY

THE NEW YORK HERALD

EAST BROADWAY, 214, n. s. 52.5 ft w of Clinton st. 20x111.8 to 203 Division st x mxi11.8, 4 story tenement and stores—Florence Shelnkman vs Apnes F Cheever et al; Bowman & Shea. (A); Phoenix Ingraham (R); petition. To William H Stander for \$35,000.

Above 14th St. to 50th St. (Inclusive), East River to North River.

Above 14th St. to 59th St. (Inclusi East River to North River.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive

For Rent or Sale

# In the New Garment Center

Size 41 x 100

D. ZUCKERMAN CO.

No. 2 East 33d Street

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive). East River to North River.

Lofts to Let 122 FIFTH AVENUE Lofts, 2,290, 3,000, 3,700, 4,300, 5,800, u o 18,000 sq. ft.; fireproof; 100% spri-ders; manufacturing allowed; reasonable ents; brokers protected. SHARUM, 17 Broadway. Cortlandt 7202.

SECOND FLOOR UNION SQUARE-14TH ST.

2,500 Square Feet. 100 Feet Display Wind Short or long term. Will sacrifice for posal this month. Apply premises. Phone STUYVESANT 9367. Miscellaneous.

S. E. Corner University Place.

LOFTS—STORES—BLDGS.

BULAND & BENJAMIN, REAL ESTATE, 14 East 48 Street. Vanderbilt 9323, BUILDINGS, STORES, LOFTS. MRS. WILSON'S RENTING COMPANY, 444 Park Avenue. Plaza 6585, BUILDINGS, STORES, LOFTS.

APARTMENTS — UNFURNISHED. Above 59th St .- 5th Av, to East Biver.

829 PARK AVE. Modern 12-Story Apt. Bldg. 7 Room Simplex 8 Room Duplex N. A. BERWIN & CO., 103 Park Av.

Borough of Brooklyn.

**BROOKLYN HEIGHTS** Overlooking Lower New York 2-3-4-5 ROOMS New Elevator

Apartments 3 MINUTES FROM WALL ST.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

AMER. REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties. BARGAINS IN Real Estate. RYAN & CO., 142 West 125th SAMUEL KRONSKY, INC., Real Estate, Marbridge Building, Broadway and 34th st. Tel. 772 Fitz Roy.

Above 14th St. to 59th St. (Inclusive). East River to North River.

HIGH SHOP DWELLING, W. 43D ST. BARGAIN, POSSESSION 60 DAYS, WM. P. JONES & SON, 1358 BROADWAY IN THE GRAND CENTRAL ZONE.

No. 301 Madison av., between 41st and 42d sts., four story building, on lot 24x100; mmediate possession; suitable for alteration for numerous lines of business; sale, lease or exchange. Commission to business; will LIAM D. KILPATRICK, 148 Broadway.

55TH ST., Madison and Park avs.—4 story, 4 baths; immediate possession. PEASE & ELLIMAN, 340 Medison av. Above 59th St.-5th Av. to East River.

APARTMENT HOUSE. Brospitons opportunity to purchase modern apartment, showing a good income, located on East 83d st.; all apartments under lease; price \$18,000; reasonable terms can be arranged. STEEL EMALTY DEVELOPMENT CORP'N, 152 West 42d st. Bryant 4492.

DWELLING, near Madisen, lower 90e, \$29,000; easy terms; possession. Murras Hill 8513.

pear 97th st. (negro tenants).—Five stories, 25x85x100; two stores, 14 rooms per floor; open shafts; rents \$5 to \$11 monthly. The impossibility of ever again building low rent tenements in New York makes the existing one a fine lowestment; price \$23,000; easy terms. Owner, WILLIAM D. RILPATRICK, 149 Broadway.

TOTH ST., Park and Lexington avs.—4 story, 3 baths; immediate possession. PEASE & ELLIMAN, 340 Madison av. Above 59th St .- 5th Av. to North River.

A BEAUTIFUL HOME, fully furnished, on West 77th et., between Columbus and Amsterdam; immediate possession; ready to move into and enjoy because of its perfect condition and comfort; price \$29,500. Owner, WILLIAM DOUGLASS KILPATRICK, 149 Broadway. BROWNSTONE residence, West End av., be-tween 90th and 91st sts., to be sold for less than land value. Consuit JOSEPH H. COHEN, 27 Cedar st., New York. Phone John 478.

DWELLING, near Central Park, lower 90s \$19,500; unusual terms. Murray Hill 4639 ACANT dwelling, 41 West 97th st.; 4 sto-ries; cheap. SHARUM, 170 Broadway. 4 STORY and basement, West Side, 16 rooms, electricity, parquet floors; will sacrifice at \$25,000.COUGHLAN & CO., INC., 200 W. 726.

Washington Heights, Above 125th St., West of 8th Av. TWO family dwelling, sacrifice; owner com-pelled to leave city; Washington Heights, select neighborhood, Write J. J., 3,525 Bway.

### 50 Broad Street Building

2612 Sq. Ft. Very Attractive Office Space

Located on second floor, only one flight from main corridor. High ceiling and plenty of windows. Windows suitable for window advertising. Will divide into two offices if desired.

IMMEDIATE POSSESSION

Phone Broad 2908

2 4-Story Buildings Ripe for Improvement

Size 35 x 100

2 4-Story Buildings Ripe for Improvement

CITY REAL ESTATE. Borough of Manhattan-Miscellaneous

152 West 42d st.

Borough of Bronx-Sale or Rent. BUILDERS. INVESTORS, OPERATORS.
TAXPAYERS AND TAXPAYER SITES
FOR SALE: BROKERS PROTECTED.
SUITE 2836, GRAND CENTRAL TERMINAL
BUILDING.

LOTS FOR SALE.

Located at Boston Road, between Union and Prospect sts., 25x100 and 75x100; worth \$15,000, sacrifice \$12,000.

STEEL REALTY DEVELOPMENT CORP., 152 West 42d st.

ST. ALBANS-Modern residence and garage, 10 rooms, 4 baths; sell reasonable. Mrs. H. HATCH, 259 West 72d.

ELMHURST.

Nine rooms and bath, all modern improvements; desirable location; Italian stucco exterior; mest delightful surroundings; house is modern and an exceptional bargain; terms can be arranged for quick sale. STEEL REALITY DEVELOPMENT CORP'N, 152 West 42d st. Bryant 4452.

Westchester-Sale or Rent.

COLONIAL home, 8 rooms, 2 baths; hargain SULLIVAN, 20 North av., New Rochelle

NEW ROCHELLE-FOR RENT, unturnished and furnished homes, \$150 per menth and upward. O'CONNOR REAL ESTATE AGENCY, 249 Huguenot at. Tel. 534 New Rochelle

OWNERS CONSTRUCTION CORPORATION builds homes, \$8,500 up; assist in financing, 25 W. 43d st. Tel. Murray Hill 0789 PELHAM HEIGHTS.

Most desirable corner plot on the Boulevard, in the midst of beautiful homes; fine
shade trees; only 5 minutes from the statien;
25% lower in price than any other Heights
property, Quick action necessary.

BURKE STONE, INC. PELHAM 1072

SCARSDALE ESTATE, Brick country residence on 3 acres, effectively landscaped and gardened. House of 5 spacious rooms, ballroom, billiard room, 4 baths; every improvement. Garage for 4 cars and chauffeur quarters. Price less than \$100,000. FISH & MARVIN, Scarsdale, N. Y. Phone Scarsdale 610.

Connecticut-Sale or Rent. BEAUTIFUL COUNTRY PROPERTY, RIDGEWOOD, CONN.

350 acres of unsurpassed woodland and farmland. 3% miles from Ridgefield Station: 5 miles from Danbury, 12 miles from Norwalk: perfectly accessible by automobils excellent fishing; 3 farmlouses, 2 barra, unoccupied; ideal place for country gantleman, camp, club or dairy farm. Photographs furnished upon request.

BELL & PIERSON, Real Estate. 54 Atlantic st., Stamford. Phone 2818. New Jersey-Sale or Rent.

Write VAN WINKLE CO., Rutherford, N.J.

Colonial NEW BRUNSWICK.

Colonial house cotaining fourteen large rooms, beautifully decorated, hardwood floors, electricity, gas, steam heat; spacious grounds; modern in every respect delightful location; heated garage; price \$15,000; owner will take back substantial mortgage to apply on purchase price.

STREL REALTY DEVELOPMENT CORP'N, 152 West 42d st. Bryant 432.

### Construction Company Buys Company for space on the second floor of the new twenty-five story Fisk Bulld-

The Paragon Comstruction Company, built homes and garages, as well as Charles J. Cohen, president, and Samuel general contractors, are at the present Fisher & Irving I. Lewine, operators, who wished to buy their homes. When Sehrman, secretary, which is now erect- in the Hudson Terminal Building. The who have been identified with many the sale adjourned at 2 o'clock Wednes ing two apartment houses at the south- high ceiling of the second floor of the big transactions in Manhattan, have day morning, there were several hundred west corner of Fort Washington place Fisk Building permits the erection of a purchased a half dozen properties in the tenants in the crowd in the local movie and West 183d street, to house sixty-full size bungalow home, one and two section of the west Bronx that has theatre, where the sale is being held, sight families, has purchased from car garages, and children's play houses. Thompson, Austin & Co. a frontage of The company's executive offices are also clude the plot, 48x100, on the east side the 1.578 properties which the Shipping

Manhattan Wransfer Deals.

M. Morgenthau, Jr., Company, agents for the estate of James A. Mahony, have sold to Charles' Levy, represented by Joseph P. Day, the southwest corner of Elwood street and West 196th street, 75x100 feet. The property was withdrawn at the auction sale of the Mahony estate recently conducted by Messrs. Morgenthau and Day.

Albert and Sophie Keller sold to the Harlem Independent Hygria Ice Company the property, 100x100.10, on the Borth side of East 108th street, 195 feet east of First avenue.

Harmon W. Hendricks sold to Louis Rosenberg a three story theatre building, 18.3x82.5, at 110 avenue C.

M. & L. Hess, Inc., have leased in the Gorham Building to Nelson Chesman & Co., advertising agency; and for the Gorham Company space in the Gorham Building to Apt & Co.

north side of East 108th street, 125 feet
east of First avenue.

Harmon W. Hendricks sold to Louis
Rosenberg a three story theatre building. 18.3x82.5, it 110 avenue C.

Walton and Cladys H. Tully sold to
Joseph Rhinock and Marcus A. Miller a
four story factory. 25x100.5, at 445 West
Forty-fifth street.

contenth street.

Adolphus G. Austen sold to Rosalie and Eugen Robert a three story dwelling. 16.8x99.11, at 540 West 156th Michael Mi

# hich was withdrawn at a recent sale,

Di Lalla Place Acquired by Mission Workers. M. James Hughes sold for Mrs. R. rate for buildings occupied by one di Lalla her residence on Carey avenue, West New Brighton, to the Insti-

# IN NEW FISK BUILDING OPERATORS RENEW TRADING IN BRONX

## & Lewine in Field Again; Other Deals in Borough,

opposite. On this new site a six story elevator apartment will be erected, housing sixty-six families, and at an approximate cost of \$350.000. Herman A. Brand, attorney, represented the purchaser.

Plans are being prepared for the Plans are being prepared for the

Brown Buys Eighteen Lots. Frederick Brown bought from Fred-

south of 167th street. L. Stern-t was the broker. he Lebos Realty Company, Samuel el treasurer, which is erecting three live story apartment houses on the west side of Sherman avenue 75 feet north apartment containing eight stores. The houses now building are without stores. With this purchase the Lebos Realty Company controls a property at that point fronting 360 feet on Sherman avenue and 100 feet on McClellan street. The operation will represent an investment of approximately \$550,000.

ment of approximately \$550,000.

George J. McCaffery, Jr., sold for the estate of Frederick Johnston the plot on the west side of Boston road 63 feet north of 178th street, 50x217x irregular.

L. J. Philips & Co. sold for Henry H. Martin, Ascencion Elirodt and Josephine F. Manhony the lot on the east side of Southern Bouleard between Eremen.

Brener Resells Taxpayer. Abraham Simonson purchasd from Samuel Brener the one story taxpayer with seven stores, all leased, at the

no place to go. It is considering a leasing deal by which it will retain quarters in the same building and still realize a handsome yearly income. Now that dear old Santa is contem-

Now that dear old Santa is contemplating his annual visit the premonitory tinkle of his sieigh bella has started anew the Yuletide controversy as to which is the most important shopping centre in New York city. And, of course, the respective champions of the Fourteenth. Twenty-third. Thirty-fourth and Forty-second street districts are clearing their throats and unlimbering their throats are throats.

and Forty-second street districts are clearing their throats and unlimbering their typewriters.

According to a report of the insurance committee of the Building Managers and Owners Association the New York Fire Insurance Exchange has adopted a new schedule for rating sprinklered buildings, effective from October 13, 1921, which tends to increase the

### HOUSE IN JERSEY CITY WON BY FAIR PLAY Builders Plan Operation Jones St.; Other Deals.

chaser intends remodelling the house

chaser intends remodelling the house for occupancy.

Leonard J. Carpenter sold for the estate of Frederick Augustus Schermerhorn to the Raquette Lake Giris'-Club. Inc., represented by Berg & Bork, attorneys, a camp site of 160 acres at Raquette Lake, N. Y.

The O. L. Schwencke Land and Investment Company has sold plots of from three to ten lots at Hempstead. L. L. to F. A. Bonino, A. I. Widder, Guthy & Reith, J. E. Horn, F. Stefanowicz, M. F. & E. M. Murphy and it. V. Burris.

IN THE AUCTION ROOM.

"GLEN ALLA"

Magnificent Modern English, Manor Residence, completely furnished, all necessary outbuildings, and also a beautiful private lake, on 45 acres laid out in lawns, bluestone roadways, gardens, flowers, rare shrubs and trees. 35 minutes by train and less than one hour by motor from the heart of New York City. In centre of a section where are located the residences of many prominent persons, including MRS. WHITELAW REID. the HON. OSCAR S. STRAUS and MR. OLIVER HARRIMAN. 70% may remain on mortage.

the east side of Grant avenue 100 TALL 5TH AVENUE FLATS 10SEPH P. DAY. Rem Estate Auctioneer the east side of Grant avenue 100 TALL 5TH AVENUE FLATS REAL ESTATE-OUT OF CITY.

\$100,000

HEIRS Money immediately advanced upon your undivided interest Call WALDORF. 15 Park Row, Suite 201-2-3-4.

1333 Broadway, at 35th St.

Management of
Business Properties a Specialty.

Commercial Property 18 Speartes New York

FOXXCO

J. E. WHITAKER REAL ESTATE. Tel. "Plaza 7653." 57 West 57th St.

A. J Waldron, Homes & investment proper-

NORTH SHORE

Suburban Property Specialists.
13 East 44th St. Murray Hill 7720. COUNTRY ESTATES

Prince Ripley COUNTRY HOMRS

MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT F. M. CRAWLEY & BROS.
R. E. Brokers, opp. Lackswanna Terminal.

A HIGH RENT SOLUTION.—Can give occupancy by Christmas of a fine home property, new. consisting of pretty house, six rooms, big tiled bath: 10-ft, concrete veranda; all improvements, including 4 acre plot, with fine lawn, garden, flowers and shade trees; easy commuting distance; in heart of Jersey's most beautiful suburban community; near express station, Only \$2,000, on easy terms, with monthly payments less than your present rent per month, secures title. Present first mortgage of \$3,000 can remain. Ready to move into. Worth \$9,500 to build to day. Greatest place in the world for the kiddles. ANXIOUS, P. O. Rox 748. City Hall Station. New York City.

SHOCK AGENCY FARMS COUNTED COTTAGES COUNTED PLOTAGES REAL ESTATE - FISHBANCE

LEBERTAN CORP., 171 BROADWAY, BUYS BARGAINS IN REAL ESTATE FACTORIES FOR SALE OR RENT

Factory Properties

Stoeckel Realty Corp. 82 Monticelle Av.

REAL ESTATE WANTED.

HOLT & MERRALL, Inc. 342 Madison Ave. Tel. Vandt. 4699 LONG ISLAND CITY-Loft Space 5,000 to 100,000 Square Feet, ROMAN CALLMAN COMPANY, Bridge Plaza, LONG ISLAND CITY

SLAND BIOGRAP PACTORIES

FACTORIES NEW JERSET.

From Battery to 14th St., Inclusive.

TO LET The most desirable office space in the most active business center in the city. VERTER IN THE CITY.

FINE PARTITIONED OFFICE, WITH LEASE TO MAY, 1925.

VERY LOW RENTAL, ACT QUICKLY, POSSESSION JAN.

18T. BROKERS PROTECTED. LONDON TIMES, ROOM 2028, 20 CHURCH ST. PHONE CORTLANDT 7250.

Office Space

### Remarkably Cheap Pireproof Lofts, 75 x 100

1412 to 1416 B'WAY Northeast Corner 89th St. 2,500 square feet; will divide small space \$35.00 up. Supt. or ENGLISH, 1531 BROADWAY.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Real Estate? The New York Herald so completely covers the New York and Suburban Real Estate field that it has become known as "the clearing house for city and suburban Real

Interested in

Estate news and advertising columns are read daily and Sunday-365 days in the year-by those most interested in Real Estate.

Naturally then its Real

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

269-71 West 38th Street

For Rent 243-45 West 38th Street

Madison Square 3457-5506-5513

UR story brick and cement building, 50x.
. on 50x190 lot, 18,900 square feet, suite for warehouse or factory; 5 ton capaelectric elevator; price \$190,900; terms
900 cash.

6 STORY elevator apt. house, 1-3, 1-5, 1-7 lat floor; 1-5, 1-6, 1-7 upper; modern im-provements; ronts \$15,000; price \$85,000. COUGHLAN & CO., INC., 200 West 720 st.

Borough of Brooklyn-Sale or Rent. BAY RIDGE, two family, white limestone; two full sets, improvements; immediate possession whole house; 4th av. subway; school convenient; cash required, \$3,000. Shore Road \$355,

REAL ESTATE OUT OF CITY. Long Island-Sale or Bent.

HOMES at low prices; easy terms; let us know your wants; picture folder sent HYDE & BAXTER, Port Washington, L. I.

NEWLY built 6 room brick house, modern improvements; ideal location; for sais er-rent, with option of buying, HARTLEY, Gramatan and Lincoln avs., Mount Verner, N.Y. Hillerest 3353-J.

FACTORIES 78 Hudsen St.

J. I. KISLAK. Hoboken, N. J.

YOU can have your choice of good first.

\*\*second mortgages or building loans.\*\* S.

L. ARONDS CO., 470 Tremont av.

OWNER will sacrifice several North White Plains well located building; builders' opportunity. JOS.

LAMBDEN & SON. INC., 56 Lawton st.

Phone 302 New Rochelle, N. Y.

GARWOOD.

Twenty minutes ride on the Erie; single house, seven rooms, bath, all modern improvements; two car garage; very large lot; price is \$0,700; small payment of cash will secure this exceptional buy. STEEL REALTY DEVELORMENT CORP'N, 152 West 42d at. Bryant 4492.

FARM PROPERTY.

furnished upon request.

STEEL REALTY DEVELOPMENT CORP.,
152 W. 42d st.

FARMS for sale; catalogue free. STROUT FARM AGENCY, box F., 150 Nassau st.

AN 8 room stucce bungalow, all modern improvements; few minutes from train or trolley; 18 miles from New York; \$9,000, with terms. Elmsford 1736.

Virginia.